



Loudoun County

VIRGINIA

WHERE TRADITION MEETS INNOVATION

Avonlea II,

**ZMAP-2016-0011, SPEX-2016-0037, SPEX-2020-0003,
ZMOD-2021-0010, ZMOD-2021-0011,
ZMOD-2021-0012, ZMOD-2021-0013,
ZMOD-2021-0014 & ZMOD-2021-0048**

Board of Supervisors Business Meeting

April 19, 2022



Inova
Urgent
Care

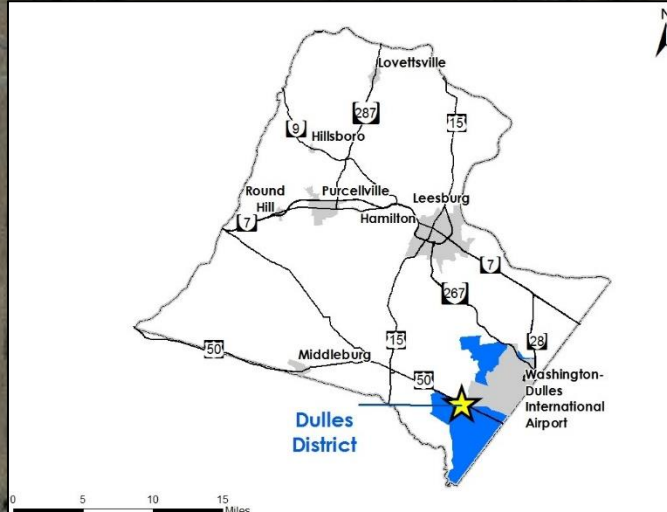
Dulles
Landing

ROUTE 50

PINEBROOK RD

SITE

TALL CEDARS PKWY



Proposal

- ZMAP: To rezone 15.54 acres from PD-CC(SC) to R-24 to develop up to 447 attached multifamily units
 - 15% proposed to be affordable dwelling units (total of 68 ADUs)
- ZMOD: To modify setbacks, building massing and scale, min. district size, and permit access via private streets

Proposal - SPEX Uses

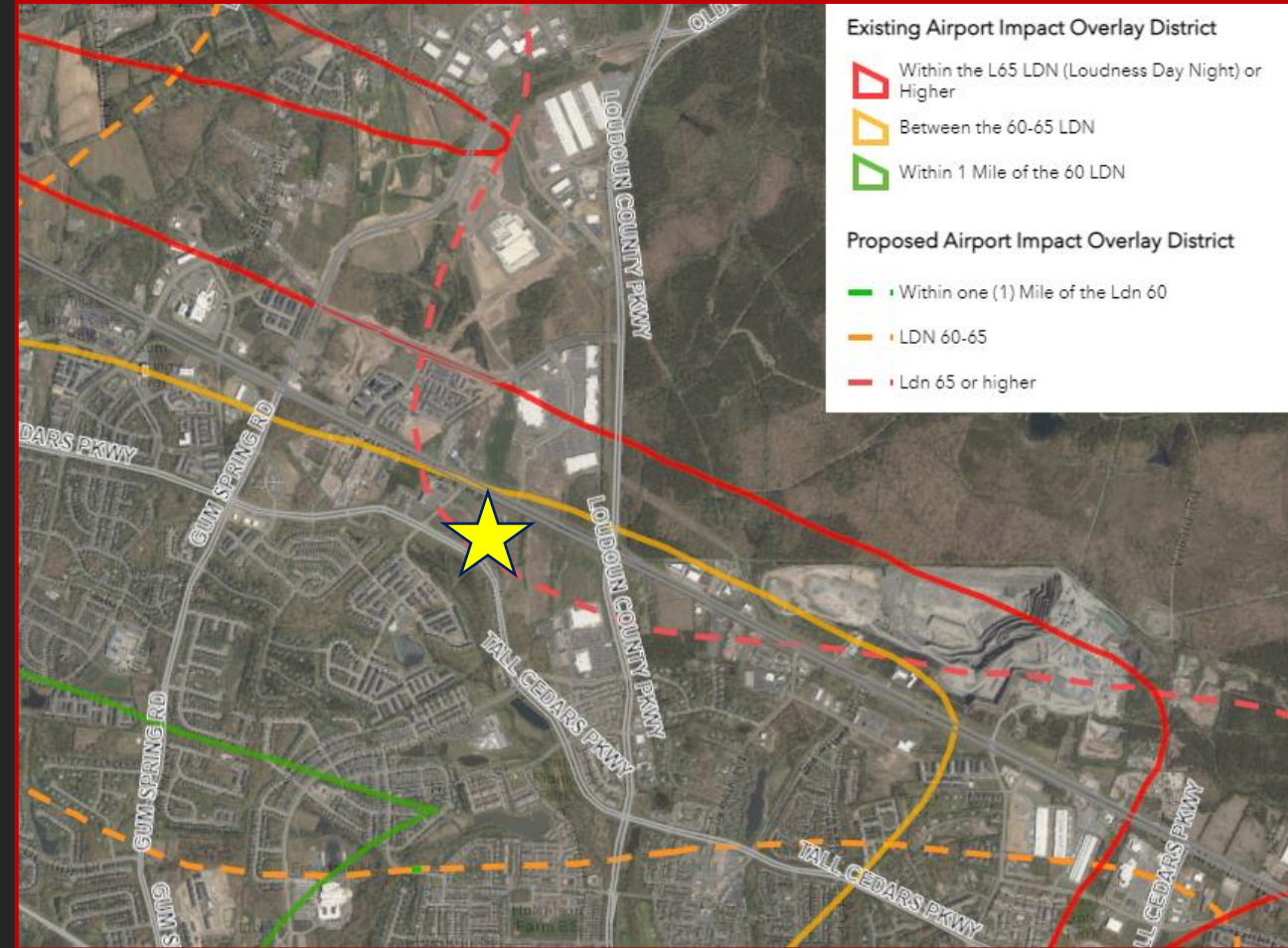
- Office Use that exceeds 20% of PD-CC(SC):
 - Approximately 100,000 SF
 - Conditions: at least 30% of ground floor will be retail; personal services; restaurant; pharmacy; medical care facility, outpatient only; post office, drop off and pick up; and/or convenience food store, without gas pumps
- Continuing Care Facility:
 - 300,000 SF of floor area, up to 220 beds

Updates

- Revisions to Proffers and Conditions:
 - Traffic Signal Contribution of \$500,000 for future signal installation at Tall Cedars Parkway and Drive B
 - Potential indoor recreation facility obligations and responsibilities clarifications
 - Commercial use component of Office SPEX expanded to include additional non-office uses
- Revisions to the CDP:
 - Entrance at Drive A and Pinebrook Road revised for limited access

Informational Update

- Board adopted ROIA for revisions to Zoning Ordinance and Zoning Map related to AIOD on March 1, 2022
 - Removal of IAD Planned 5th Runway Impact Area
 - Subject Property is now under Ldn 65 or Higher
- Proffer commitments to address aircraft noise



Recommendations

- The Planning Commission forwarded (8-1: Kirchner opposed) the item to the Board of Supervisors with a recommendation of approval, subject to Proffers and Conditions, at the January 13, 2022, Work Session.
- Staff supports approval of the applications, subject to the Proffers and Conditions.